

WARRANTY DEED

018301

NO TRANSFER
TAX PAID

THOMAS J. MORRIONE and NANCY R. MORRIONE, both of Oakland, County of Kennebec, and State of Maine, for consideration paid, grant with Warranty Covenants to THOMAS J. MORRIONE and NANCY R. MORRIONE, as tenants in common and not as joint tenants:

A certain lot or parcel of land with the buildings thereon situate in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Lot #8 on the southerly side of Roosevelt Avenue as designated on a Plan or survey of Boutelle Heights, on file in the Kennebec Registry of Deeds, Plan Book 9, Page 20 and 21; also the westerly one-half of Lot #7 in Roosevelt Avenue as shown on said Plan of Boutelle Heights.

Said Lot #8 is fifty (50) feet in width on said Roosevelt Avenue and is one hundred (100) feet in depth. The westerly one-half of said Lot #7 is twenty-five (25) feet in width on said Roosevelt Avenue and is one hundred (100) feet in depth.

This conveyance of said Lot #8 is subject to the following restrictions to which the Grantees, in accepting this conveyance agree, viz: No dwellings are to be erected on said lot to cost less than two thousand dollars and no buildings are to be erected except dwellings, and private stables and garages to be used in connection therewith, and no building is to be erected within fifteen (15) feet of the sidewalk, door steps, piazzas and bay windows, excepted.

This conveyance of the westerly half of Lot #7 is made subject to the special restriction and condition that this half lot shall be used only as a lawn for the twenty-five year period beginning with October 30, 1928. This conveyance is made upon the further express condition that after said twenty-five year period no house shall be erected to cost less than \$3,500.00; that no building shall be erected other than for use as a dwelling, and private stable and garage to be used in connection therewith, and no building shall be erected nearer than twenty (20) feet from the sidewalk on the southerly side of Roosevelt Avenue, piazzas, bay windows and door steps not included. The foregoing restrictions and conditions shall not prevent the Grantees from erecting and maintaining a private garage on said lot not nearer the southerly line of Roosevelt Avenue than sixty (60) feet.

Meaning and intending to convey the same premises described in a deed from Laura E. Hanson to Thomas J. Morrione and Nancy R. Morrione by deed dated February 8, 1979, and recorded in the Kennebec County Registry of Deeds in Book 2184, Page 272, on February 20, 1979.

WITNESS our hands and seal this 7th day of July, 2000.

Witness

Witness

Thomas J. Morrione
THOMAS J. MORRIONE

Nancy R. Morrione
NANCY R. MORRIONE

STATE OF MAINE
KENNEBEC, SS.

July 7, 2000

Then personally appeared before me the above named THOMAS J. MORRIONE and NANCY R. MORRIONE and acknowledged the foregoing instrument to be their free act and deed.

[Signature]
Attorney at Law/Notary Public

JONATHAN G. ROGERS
Notary Public, State of Maine
My Commission Expires September 22, 2001



RECEIVED KENNEBEC SS.

2000 JUL 28 AM 9:00

ATTEST: [Signature]
REGISTER OF DEEDS